



City of Raleigh

FEE SCHEDULE

NOTE: These fees are as posted on July 1, 2005. This is provided as general information and is subject to change. You should contact the City of Raleigh Inspections Department at (919) 516-2150 for current information.

I. Construction Permit Fees

- Plan Review Fees
- Building
- Electrical
- Plumbing
- Mechanical
- Fire Protection System
- Flood
- Land Disturbing (grading)
- Water/Sewer Stub
- Driveway
- Zoning (sign, fence, conservation/trees, etc.)

II. Facility Fees

- Thoroughfare Fee applies to all construction projects
- Open Space Fee applies only to residential projects with dwelling units

III. Utility Connection Fee

- Water and Sewer Service Installation Fee (Tap Fee)
- Meter Installation Fee
- Acreage Fee
- Outside (City limits) Sewer Connection Fee
- Frontage Assessment
 - * Benefit Fee
 - * Fee-in-lieu-of Assessment
 - * Private Reimbursement Contract
- Nutrient Charge

I. Construction Permit Fees

A fee is charged to recover a portion of the City's administrative costs for enforcement of state and local laws and ordinances related to building, electrical, plumbing, mechanical, landscaping/ sedimentation and floodplain control. The fee covers the construction of new buildings, alterations, additions, demolitions and relocations of structures; installation and repair of driveways and sidewalks; installation of signs and land disturbing activities, among other work.

Construction Permit Fee Schedule

A. Plan Review Fees

All new commercial construction, changes in building occupancy type and additions greater than 4,000 square feet require a non-refundable plan review fee to be paid at the time of plan submittal. The required plan review fees are:

Projects 4,000 – 15,000 square feet:	\$ 150
Projects 15,001 – 40,000 square feet:	\$ 500
Projects 40,001 square feet and greater:	\$1,200
Apartment projects:	\$ 750

Plan review fees will be credited toward the actual permit fees due when the project is approved. No plan review fee is assessed for city or state projects.

The plumbing permit fee will include the building's water and sewer service inspection, when necessary. The electrical permit fee will include the temporary board service inspection, when necessary.

B. Permit Fees for New and All Other Construction

Permit fees for building, electrical, plumbing and mechanical permits shall be based on the following computations, rounded off to the nearest dollar.

A = Total gross building floor area of construction

B = Fee per square foot (from table below)

Total Gross Building Floor Area of Construction (square feet)

Fee Computation

0 – 5000 sq. ft.

$A \times B = \text{Permit Fee}$

5001 – 15,000 sq. ft.

$(A \times B \times .75) + (1,250 \times B) = \text{Permit Fee}$

15001 sq. ft. and above

$(A \times B \times .50) + (5,000 \times B) = \text{Permit Fee}$

CONSTRUCTION FEE SCHEDULE

Cost Per Square Foot of Building Gross Floor Area

<i>Occupancy of Building</i>	<i>Building</i>	<i>Electrical</i>	<i>Plumbing</i>
Residential- Single-Family duplex	\$0.134	\$0.076	\$0.076
Residential	\$0.127	\$0.070	\$0.070
Storage	\$0.058	\$0.045	\$0.035
Assembly	\$0.124	\$0.066	\$0.056
Institutional	\$0.208	\$0.113	\$0.113
Business	\$0.116	\$0.079	\$0.056
Mercantile	\$0.091	\$0.056	\$0.045
Hazardous	\$0.069	\$0.038	\$0.038
Factory/Industrial	\$0.069	\$0.038	\$0.038
Educational	\$0.140	\$0.079	\$0.056

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Cost Per Square Foot of Building Gross Floor Area

		<i>Mechanical</i>	
	<i>Heating Only</i>	<i>A/C Only</i>	<i>Refrigeration Only</i>
Residential-Single-Family duplex	\$0.027	\$0.027	**
Residential	\$0.025	\$0.025	**
Storage	\$0.029*	\$0.029	**
Assembly	\$0.029	\$0.029	**
Institutional	\$0.058	\$0.058	**
Business	\$0.038	\$0.038	**
Mercantile	\$0.025	\$0.025	**
Hazardous	\$0.025	\$0.025	**
Industrial	\$0.025	\$0.025	**
Educational	\$0.038*	\$0.038	**

* Includes office cooling for a small area

** 0.056 per square foot refrigerated gross floor area only

C. Additions to Existing Structures

All permit fees shall be based on the computation of fees in Item I (B), "All Other Construction," with a minimum fee of \$65.

D. Alterations, Repairs to Existing Structures, or Both

The permit fee shall be based on the computation of fees in Item I (B) "All Other Construction," divided in half (.5). All construction permit fees for electrical, plumbing, and mechanical work shall be based on the area of construction used for building permit fee purposes when a building permit is required as part of the project.

E. Change of Occupancy With-in an Existing Building

All permit fees shall be based on the process described in Item D above, utilizing the new occupancy for fee determination purposes, with a minimum fee of \$65.

F. Fire Protection Systems

(1) Sprinkler Systems:	\$0.014 per sq. ft. sprinkled gross floor area
(2) Fire Alarm	\$0.014 per sq. ft. sprinkled gross floor area
(3) Standpipe Installations without Sprinklers:	\$275
(4) Fire Pumps	\$550

G. Shell and/or Foundation

All permit fees shall be based on the computation of fees in Item I(B) "All Other Construction". The interior completion permit fees shall be a minimum of \$65 per trade.

H. Accessory Building

A building permit is required for an accessory building that is more than 144 sq. ft. and a roof span greater than 12 ft. All permit fees shall be based on the computation of fees in Item I(B).

I. Specific Fees Enumerated

The total amount of specific fees due for any one permit shall not be less than \$50.

• Demolition of a building or structure:		\$65
• Flood permit w/o flood study:		\$165
• Flood permit with flood study:		\$330
• Home Occupation permit		\$65
• Land disturbing activity permit-per disturbed acre, rounded to the nearest 1/10 acre:		\$240
• Land disturbing activity plans review- per disturbed acre, rounded to the nearest 1/10 acre:		\$120
• Mobile homes (building or electrical):		\$65
• Moving or relocating building		\$65
• Signs (per sign):		
Permanent:		\$65
Special Event:		\$65
• Stub, water or sewer (per stub):	\$5	\$50, minimum
• Temporary board (electrical):		\$65
• Temporary trailer (electrical):		\$65
• Site plan approval:		\$275
• Occupancy posting or reporting:		\$110
• State-mandated inspections for license renewal:		\$65
• Stormwater:		\$275
• Watercourse Buffer:		\$150
• Watershed:		\$150

J. Driveway/Sidewalk

• Driveway (per driveway):		\$50
• Sidewalk:	\$0.11/linear foot	\$50, minimum
• Certificate of Eligibility (per year):		\$10
(10 days):		\$1

K. Research and Records

• General Record Recovery - (per page):	\$0.05
• Certificate of Compliance or Occupancy (per certificate, beyond 30 days of issue date):	\$65
• Monthly Building Report	
- per month without mailing:	\$10
- per month with mailing:	\$15
• Duplicate Building Card (per card):	\$10
• Research (per hour):	\$25

L. Project Revision Fee

Revision to a construction project, which occurs after review and issuance of permits, including any change in building plans, street address or nature of construction are charged \$100.00 per permit.

M. Zoning (Dish Antenna, Parking Lot, Landscaping, Swimming Pool or Other)

\$65 per location

N. Re-Inspection Fee

\$60 per inspection

O. Examination Fees - Journeyman Certificates

\$25 per certificate

P. Re-Review Fees

When, in the processing of a permit, it becomes necessary to review the plans for a project on more than two (2) occasions for items previously identified or when the plan documents are poorly conceived and prepared, a re-review fee for each review beyond two (2) as follows:

Single-family Dwellings	One-half the total permit fees for the project including building, electrical, plumbing, and mechanical.
Commercial (new buildings)	\$100 per trade per hour with a minimum of \$800
Other than new buildings	\$75 per trade per hour with a minimum of \$500

Q. Tree Conservation Permit \$100.00 one permit per parcel for tree disturbing activities**II. Facility Fees**

A facility fee is charged based on the “impact” of the development as determined by the land use of a project. These fee revenues provide proportionate funds needed to improve thoroughfares and acquire open space to serve the affected area.

There are two general categories of facility fees:

A. Thoroughfare Fees

Thoroughfare fees for non-residential development are based on gross floor area, number of parking spaces required, number of beds, number of proposed students and number of acres for the development. Thoroughfare fees for residential development are based on the number of dwelling units proposed for the development.

Thoroughfare Fees*Residential*

Utility apartment:	\$153/unit
Single family:	\$307/unit
Multiple units:	\$187/unit
Mobile home:	\$147/unit
Retirement community:	\$101/unit
Hotel/motel:	\$313/rooming unit ⁶

Recreation:

Golf course:	\$170/parking space ²
Public park:	\$110/acre ^{1,5n}
Stadium/coliseum/race track:	\$5,026/1,000 seats
General recreation (all other):	\$95/parking space ²

Industrial:

Industrial/manufacturing/ agricultural processing:	\$181/1,000 sq. ft. or \$1,835/acre (whichever is greater)
Warehouse/wholesale/distribution/ transfer/storage facility:	\$302/1,000 sq. ft.
Passenger transportation terminal:	\$302/1,000 sq. ft.
Emergency service facility:	\$302/1,000 sq. ft.
Mini-warehousing:	\$80/1,000 sq. ft.

Office, hospitals and medical care facilities:

Less than 100,000 sq. ft.:	\$543/1,000 sq. ft.
100,000 - 199,999 sq. ft.:	\$438/1,000 sq. ft.
Greater than 200,000 sq. ft.:	\$334/1,000 sq. ft.

Institutional:

Group quarters:	\$80/bed
Churches:	\$135/1,000 sq. ft.
Day care facilities:	\$83/licensed enrollee
Elementary and middle schools:	\$32/student ³
High schools:	\$43/student ³
Colleges or technical institutions:	
Expansions: Formula "a" New Uses:	\$473/1,000 sq. ft.
Major research universities:	
Expansions: Formula "b" New Uses:	\$473/1,000 sq. ft.
Cemetery:	\$127/acre
Individual interment site:	\$0.16/ site

Retail:

Less than 50,000 sq. ft.:	\$1,092/1,000 sq. ft. ⁴
50,000 - 99,999 sq. ft.:	\$982/1,000 sq. ft. ⁴
100,000 - 199,999 sq. ft.:	\$1,247/1,000 sq. ft. ⁴
200,000 - 299,999 sq. ft.:	\$1,148/1,000 sq. ft. ⁴
Greater than 299,999 sq. ft.:	\$950/1,000 sq. ft. ⁴
Outdoor retail display areas as primary use:	\$1,939/acre ¹
OR retail building square feet ⁴ (whichever is greater)	
Retail delivery pumps:	\$190/pump ⁷
OR retail building square feet ⁴ (whichever is greater)	

Footnotes:

1. A standard based on acreage refers to the total land and water surface area of any lot or lots on which any primary, accessory or incidental use or portion thereof is located.
2. A standard based on parking shall be levied on the basis of the minimum parking standards in 10-2061 (a) notwithstanding any exceptions, variances, tree credits, non-conformities or any other reduction.
3. A standard based on students refers to the total student capacity of either any new school or any addition to an existing school. Twenty-five students are the student capacity set for each temporary classroom.
4. A standard based on square footage, which excludes heated interior pedestrian walkways within a shopping center when the requirements of 10-2124 (b) are met.
5. Specialized recreation facilities in public parks shall pay the same thoroughfare facility fee as general recreation, and the land areas, including associated required off-street parking, shall not be used in calculating the acreage of the public park.
6. Hotels or motels which contain any convention or civic center, in addition to paying a thoroughfare fee based on rooming units, also shall pay the thoroughfare fee based on general recreation for the civic or convention center.
7. For retail uses that include the sale of motor fuels to the public, the fee shall be the greater of the charge based on retail square footage or applicable acreage standard, or a charge of \$190 per retail delivery pump.

Formula a. $G/F=S, 1.55/S=T \text{ } T \times Y=N, N \times C=\text{Fee}$

Formula b. $G/F=S, 2.41/S=T \text{ } T \times Y=N, N \times C=\text{Fee}$

Where:

G = Floor area gross of the entire institution

F = Full-time equivalent enrollment

S = Square footage of floor area gross per student

T = Trips per square footage of floor area gross

Y = Floor area gross of the new construction

N = Total trips generated by the new construction

C = 30.65

B. Open Space Fee

The fee for residential development only is based on the number of dwelling units using the established rate for the zone in which the payment is applied.

“Single-family dwelling” is defined as a single-family detached dwelling unit. “Multi-family dwelling” is defined as any building which contains two or more dwelling units.

	<u>Per unit</u>
Zone 1	
Single-family dwelling	\$365
Multi-family dwelling:	\$265
Zone 2	
Single-family dwelling	\$375
Multi-family dwelling:	\$272
Zone 3	
Single-family dwelling	\$307
Multi-family dwelling:	\$223
Zone 4	
Single-family dwelling	\$309
Multi-family dwelling:	\$227

III. Utility Connection Fees

The fee structure for connecting onto the City of Raleigh's utility system may include any of the following charges:

A. Water/Sewer Services Installation "Tap" Fee

A fee is charged for installation of water and sewer service lines extending from the main to the edge of the right-of-way or private property.

Water/Sewer Services Installation Fee (Tap Fee) Schedule (Effective July 1, 2004; No changes in 2005.)

Size and Type of Service

3/4" water service:	\$2,151
3/4" split water service (new application):	\$ 430
3/4" split water service (existing application)	\$ 650
1" water:	\$2,366
1" split water (new application):	\$ 732
4" sewer:	\$2,690

B. Acreage Fee

Acreage fees provide for the property's proportionate share of major water/sewer trunk lines previously installed to serve the vicinity. The acreage fee is calculated on a per unit or a per gross acre basis using the established rate for the zone in which the property is located.

Acreage Fee Schedule (Effective July 1, 2005)

All Residential Dwelling Units

Water Acreage Fee
\$269/Dwelling Unit

Sewer Acreage Fee
\$269/Dwelling Unit

All uses other than Residential Dwelling Units

Zoning District	All Other Uses	
	Water (per acre)	Sewer (per acre)
Conservation/Buffer (1)	\$1,323	\$1,323
Agricultural Productive (1)	\$1,323	\$1,323
Residential 1, 2 & 4 (1)	\$1,323	\$1,323
Residential 6 (1)	\$1,603	\$1,603
Mobile Home (1)	\$1,603	\$1,603
Residential 10 (1)	\$2,125	\$2,125
Residential 15 (1)	\$2,689	\$2,689
Residential 20(1)	\$3,285	\$3,285
Office and Institution I, II & III	\$3,285	\$3,285
Buffer Commercial	\$3,285	\$3,285
Shopping Center	\$3,285	\$3,285
Residential Business	\$3,285	\$3,285
Neighborhood Business	\$3,285	\$3,285
Business	\$3,285	\$3,285
Thoroughfare (2)	\$3,697	\$3,697
Industrial I & II (2)	\$3,697	\$3,697

- (1) The Acreage fee charge for non-residential uses developed in residential zoning districts will be based upon the fee table above.
- (2) If the land in these districts are actually developed for non residential uses, the fees will be the lesser of either the charge stated above or the charges stated below based on the actual water tap size utilized for the property.

Water Tap Size (Inches)	Water Acreage fee (per tap)	Sewer Acreage fee (per tap)
3/4":	\$ 1,323	\$ 1,323
1":	\$ 2,204	\$ 2,204
1 1/2":	\$ 4,387	\$ 4,387
2":	\$ 7,015	\$ 7,015
4":	\$18,382	\$18,382
6":	\$42,075	\$42,075
8":	\$67,296	\$67,296

C. Sewer Connection Fee Outside City Limits

A fee of \$200 is charged for each dwelling, industry or business outside the corporate limits of the City that makes a service connection to the City's sewage system.

D. Frontage Assessment

The assessment fee is the cost for installing water and sewer mains to a given location where adjoining property owners are charged their share of these improvements. The frontage assessment fee is determined by multiplying the length of the property frontage adjacent to the utility main by the cost per linear foot. The assessment fee may include the following charges: the fee-in-lieu-of assessment and private reimbursement contract. The City of Raleigh Central Engineering Department can determine if a frontage assessment is due (phone: 890-3030).

E. Meter Installation Fee Schedule

A fee is charged based on the size of any water meter which is installed by the City.

Meter Size	Initial Fee	*Not Ready Fee
5/8 - inch	\$ 163.00	\$ 50.00
3/4 - inch	\$ 163.00	\$ 50.00
1 - inch	\$ 208.00	\$ 50.00
1-1/2 - inch	\$ 523.00	\$ 50.00
2 - inch	\$ 611.00	\$ 50.00
3 - inch	\$1,403.00	\$ 50.00
4 - inch	\$1,853.00	\$ 50.00
6 - inch	\$3,466.00	\$ 50.00
6 - inch w/ fire protection	\$10,594.00	\$ 50.00
8 - inch	\$4,880.00	\$ 50.00
8 - inch w/ fire protection	\$14,473.00	\$ 50.00
10 - inch and greater must be individually quoted by City.		\$ 50.00
10 - inch w/ fire protection	\$16,989.00	\$ 50.00

AMR Fee (included in the Initial Fee above)

The **AMR** (Automated **M**eter **R**eading) fee shall be collected by the City on all new installations.

*** Not Ready Fee**

The Not Ready Fee shall be collected by the City **only** if the City has attempted to initially install the water meter and determined that the water service stub was either not installed to the property or the water service stub was not installed in accordance with City standards. The Not Ready Fee **must** be paid to the City prior to the City proceeding to install the meter again after the initial failed attempt and prior to any water being provided to the property.

F. Nutrient Charge (Effective 7-1-05)

0-4"	Sewer Service	\$ 336/connection
6"	Sewer Service	\$ 784/ connection
8"	Sewer or greater	\$1,851/connection
Group Housing		\$ 224/dwelling unit